



Glossary

Adaptive Re-use: Use of an old structure for a different purpose than that originally intended, e.g., a house used as a restaurant. The purpose is to preserve the structure by finding an alternate use.

Adjacent: Lying near or close to, sometimes contiguous; neighboring. Implies that the two things are not widely separated, although they may not actually touch or share a common lot line.

Adjoining: Lying next to. To be in contact with; to abut upon. Sharing a common lot line.

Affordable Housing: Non-subsidized housing (sale or rental) for those people whose income is 30 – 70 percent of the median household income for the area. Such housing should require no more than 30 percent of household income.

Agriculture: Any land use that produces live-stock or plant materials to be used for food or fiber for human or animal consumption. Examples include activities that produce cattle, sheep, hogs, horses or other live-stock; activities that produce grains such as wheat, barley and corn; fruit and vegetable production and tree or timber production.

Agricultural and Forestal District: Land areas voluntarily designated as districts by landowners. Must have a core of 200 contiguous acres. Adopted by the Board of Supervisors by ordinance, which establishes the district for a length of time from four to ten years. The Board may impose development restriction. Use-value assessment is guaranteed by the state ordinance.

Ancillary: Subordinate, subsidiary, auxiliary, supplementary. An ancillary use complements a primary use such as an office supply store in an office park and is only to serve the principal uses within the district. [Zoning]

Aquifer: A geologic formation or structure that transmits underground water in sufficient quantity to supply pumping wells or springs.

Aquifer Recharge: Undeveloped or sparsely developed area where groundwater can be replenished by rainfall.

Archaeological Site: The physical remains of any area of human activity greater than fifty years of age for which a boundary can be established; including but not limited to domestic/habitation sites, industrial sites, earthworks, mounds, quarries, canals and roads.

Archaeological Survey: The scientific archaeological investigation of a known or potential archaeological resource as defined by the Virginia Department of Historic Resources' Guidelines for Archaeological Investigations in Virginia.

Area Plans: Specific detailed land use plans, which Loudoun County adopts for various areas of the County.

Arterial Road: Generally, a publicly owned and maintained road, designed with restricted access and primarily intended to carry "through" traffic at 45 to 55 miles per hour. Arterial roads are identified in the Revised *Countywide Transportation Plan*.

Bedrock: Rock formation that underlies a surface covering such as soil.

Best Management Practices: Specified practices that are the most effective and practical means for preventing or reducing the amount of non-point source pollution (NPS) to a level compatible with established water quality goals. (Non-point source pollution is carried in runoff that cannot be traced to a specific source and whose point of entry into the stream cannot be determined.)

Buffer: An undeveloped or relatively undeveloped land area that lies between two areas with conflicting land uses. A buffer is intended for the purpose of reducing or eliminating harmful conflicts and screening one use from another. A buffer may include trees, plants, or other devices to further shield one use from the other.

Built Environment: Intended to relate to the natural environment. Consisting of all man-made areas, including buildings and structures, utilities and communication infrastructure, roads, paths, parking and all paved surfaces, transportation infrastructure, man-made landscapes and open space, and all surface and sub-surface facilities related thereto.

By-Right Uses: Uses or structures that are allowed under a particular zoning district classification without the need for a special permit.

Canopy: The upper branches of a stand of trees; the tallest trees in a forested area.

Capital Improvements Program (CIP): The County's plan for future capital project expenditures. This plan spells out the capital facilities that the County plans to finance, including schools, libraries, parks, etc.

Champion Tree: Any tree deemed largest of its species and listed on either the Virginia Big Tree Registry (maintained jointly by the Virginia Forestry Association, Virginia Department of Forestry and Virginia Tech College of Natural Resources) or the National Register of Big Trees (maintained by American Forests).

Charitable Gift: A voluntary transfer of property without compensation.

Civic Uses: Public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses.

Cluster Development: A cluster design is defined as the grouping of building units on smaller lots within a portion or portions of the site, with the intention of retaining a significant area of the land as a contiguous tract of unbuilt open land. Clustering is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The open space accounts for the overall lower density of the site and may serve to preserve environmentally sensitive areas while catering to active or passive recreational uses and fostering the rural character by promoting agricultural, forestal, or other rural economy uses.

Collector Road: A road into which local roads funnel and which, in turn, carries traffic to an arterial road. Ideally a collector road would have few private entrances accessing it directly.

Colluvial Soils: Soils formed at the base of slopes and at the head of drainageways, consisting mainly of washed down topsoil and containing considerable organic material. Colluvial soils have seasonal high water tables and poor to marginal bearing capacity.

Commercial Core: The highest density mixed-use area of a Transit-Oriented Node (TOD). The area within 1/4-mile radius of the transit stop. This area is encouraged to have ground floor retail, office, and commercial space.

Commercial Use: Any wholesale, retail, or service business activity established to carry on trade for profit.

Communal Wastewater Treatment Plant: A small sewage treatment system designed to serve small-scale developments and institutions that cannot be safely served by septic systems.

Communal Water and Wastewater Systems: Water and/or sewage treatment systems that are designed to serve multiple users such as small-scale developments or clusters and institutions.

Community Plan: Specific detailed land use plans to be developed for the four communities of the Suburban Policy Area: Ashburn, Dulles, Potomac, and Sterling.

Compatible: Not in conflict with; in harmony with.

Comprehensive Plan: The general plan for the County and its supporting components. Every County in Virginia must have a Comprehensive Plan, which spells out policies for future development in order to ensure orderly growth and the protection of the public health and welfare. The Comprehensive Plan may consist of a number of components, such as local area plans, service plans, and specific land-use related resolutions of the Board of Supervisors.

Conservation Credit Card: A special credit card where an incentive on its use would accrue credit toward purchase of conservation easements.

Conservation Design: Also referred to as conservation design techniques. A Countywide method for developing land that conserves the Green Infrastructure elements of a site while providing for development at full density on the remainder of the site. Conservation design begins with the identification of the Green Infrastructure elements to be preserved. Buildings, utilities, roads, and trails are then located on unconstrained land in relationship to these elements and, as a last step, the corresponding lot lines are defined. The result is a flexible, clustered, and compact development pattern that promotes a variety of building types while protecting on-site Green Infrastructure elements and supporting a contiguous Green Infrastructure network.

Contiguous: Touching, abutting, adjoining at the border or immediately across the street.

dB: A unit measuring the volume of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micro-newtons per square meter). In the text dB(A) means it is A weighted to approximate what the human ear hears.

Demography: The statistical study of human population particularly with regard to number, distribution, vital statistics, and other human characteristics.

Density: The amount of development permitted per acre. It may be expressed in dwelling units per acre for residential development or as building square footage per acre (floor area ratio [FAR]) for commercial/ industrial development.

Density Transfer: The act of allowing additional dwellings to be built on a parcel of land designated for development in return for further limiting the number of dwellings to be built on a different parcel of land designated for conservation within the same policy area, or (for the Suburban Policy Area) the same community. Density may also be transferred from one part of a single owner's land to another part (within a single parcel or from one contiguous parcel under the same ownership to another). In this plan it generally means transfers may take place within a Policy Area as specified in the Density Transfer Guidelines in Chapter 11.

Development: The act of building, or the existence of structures for human habitation or business use including houses, stores, schools, offices, roads, etc.

Diabase: A fine- to medium-grained dark-colored igneous rock, which is a good source for crushed stone for road and building construction.

Dillon Rule: The rule adopted by the Virginia General Assembly that limits the legislative powers of local government in Virginia to those powers that have been specifically and expressly granted to them by the General Assembly.

Drainfield: Soil absorption trench fed by underground pipes for dispersion of the liquid portion of sewage from a septic system.

Dulles Toll Road Corridor: The Dulles Toll Road Corridor is defined by the maps of the Dulles Toll Road Study.

Easement: An interest in land owned by another that entitles its holder to a specific and limited use or enjoyment.

Open Space (Scenic, Conservation) Easement: An easement by which the right to develop land is removed or reduced from the "bundle" of rights by deed and is held and supervised by another party, generally a governmental or non-profit organization. "Eased" is used as an adjective applied to land with such open space restrictions.

Façade Easement: Similar to an open space easement except that the restriction is on altering the exterior appearance of a structure, which cannot be accomplished without the permission of the party that owns the easement.

Ecosystem: A complex network of organic communities and their interaction with their environment. A specific ecological unit that is smaller than a biome and larger than a community.

Enabling Legislation: Legislation passed by the Virginia General Assembly which authorizes a locality in the state to carry out some particular program or which grants certain specific powers to those localities. Local governments may not enact ordinances without enabling legislation.

Environmental Impact Assessment: A systematic, comprehensive review process designed to identify and evaluate potential environmental impacts of a project.

Equity: The net value that a landowner holds in his property, not including the value possessed by a person or institution that holds a lien or mortgage on the property.

Erosion: The wearing away and removal of materials of the earth's crust by natural means such as wind or water.

Facilities Standards Manual: An adopted document that sets out specific regulations and design standards for such facilities as water/sewer service, roads and streets, soils review, etc.

Fair Market Value: The value, expressed in dollars, of property when offered for sale on the open market.

Fee Simple Ownership: The complete ownership interest in real property; the ownership of the entire "bundle" of rights attached to real property.

Fiscal: Of or relating to public revenues, public expenditures and public debt; public financial matters.

Floodplain: A low, usually flat terrain on either side of a river or stream that is normally dry but submerged at times of high water, and where accumulations of silt and sand are deposited away from the main channel.

Floodplain, 100-year: Land adjoining a watercourse or other water body that will be inundated to a defined height by water from a flood that has a one percent chance of occurring in any year.

Floor Area Ratio (FAR): The enclosed gross floor area of buildings on a given lot divided by the total area of the lot.

Forest: A plant community predominantly consisting of trees and other woody vegetation of at least 10 acres in which 50 percent of the tree canopy coverage exceeds 25 feet in height and one that currently has or will result in 85 percent crown closure within ten years. A forest is further defined as forming an ecosystem that provides food, water, and shelter for various plant and wildlife habitats.

General Industrial Use: Labor-intensive industrial and commercial uses with outdoor storage requirements, noise levels, and emissions that make them incompatible with residential development or other business areas.

Geotechnical Study: Study of bedrock and soils. Used to help determine potential safe development.

Green Infrastructure: A County-specified classification of the environment in a related, predominantly natural system of environmental, natural and heritage resources, open space assets and complementary elements that serves as the underlying structure for general land use, planning, development and redevelopment in the County. It provides the context in which the built environment relates to the natural environment, and guides where and how development and redevelopment is to occur.

Greenbelt: Any largely undeveloped area or an area of low-density development consisting of entirely or primarily heavily vegetated open space surrounding a developed urban area or separating one urban area from another. In this plan, greenbelts serve to separate different policy areas, such as the Towns' Joint Land Management Areas from the surrounding rural area.

Groundwater: The supply of freshwater beneath the ground surface in a saturated zone that forms a natural reservoir for potable water. Major source of water supply for western Loudoun County.

Growth Management: The process of guiding development in the direction that is most efficient, and fiscally and environmentally sound.

Habitat: The place or environment where animals or plants naturally or normally live and grow.

Hamlet: A small cluster of dwellings generally at a crossroads and not large enough to be classified as a village. Historically hamlets in Loudoun County may have included a general store often combined with a post office.

Heavy Industry: A variety of uses that have public nuisance potential and, under the Zoning Ordinance, are subject to sensitive review for locational impact on surrounding land uses and the environment. Such uses are generally planned for land within the 65 Ldn noise zone or where residential development is otherwise undesirable. These industries include such uses as metal fabrication and quarries, asphalt or concrete mixing plants, and junkyards.

Heavy Rail: High-speed, passenger rail cars operating singly or in trains of two or more cars on fixed rails in separate rights-of-way from which all other vehicle and foot traffic are excluded.

Herbaceous Cover: Low plants, ground vines, small shrubs growing close to the ground beneath the canopy and understory in a wooded area.

Heritage Resource: Any historic, architectural, archaeological, or scenic site, structure, landscape, or object that has cultural significance to the community.

Heritage Trees: Any tree that has notable historic or cultural interest or significance to the community.

Historic District: A zoning district overlaid on an existing zoning district and adding additional architectural and design controls to the regulations of the base district. Historic Site Districts (HS) comprise one property with its related structures; Historic and Cultural Conservation Districts (HCC) comprise a number of properties related in some way to each other.

Historic District Review Committee (HDRC): A committee of citizens appointed by the Board of Supervisors and empowered to approve or deny the issuance of Certificates of Appropriateness for any construction, reconstruction, renovation or restoration in the Historic Districts.

Historic Site: An architectural, engineering or archaeological area, structure, object, or landscape that has historic significance to the region, locality, community, or nation.

Hydrology: Science dealing with the properties, distribution, and circulation of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere.

Hydrogeological Study: Study of groundwater, its location and prevalence.

Hydric Soils: Soils that are saturated long enough to develop an anaerobic condition in the upper soil so that only certain plants can live in it. Hydric soil is an indicator of wetlands.

Impervious Surface: Any material that prevents the absorption of water into the ground.

Indigenous Vegetation: Also referred to as native vegetation. Existing plant communities or species that occur naturally to a specified region or area, and that are descendants of plants that existed prior to the land being developed or cultivated.

Industrial Uses: Nonresidential and noncommercial employment uses such as mining, milling, and manufacturing. Industrial Uses include both General Industrial and Heavy Industrial Uses.

Infill Development: Establishment of a new land use on a site that may be undeveloped or underutilized but is located within an established, stable development where public facilities such as roads, water, sewer, and general services are available. Infill lots are often small (less than 25 acres), and their development should complement or complete a large development area.

Infrastructure: Public facilities such as water/sewer and roads in place, which form the skeleton on which a development is built.

Installment Purchase: Goods or services (in this text, conservation easements) are bought by making payments at intervals.

Institutional Uses: Government offices and facilities; and public or private health, recreational, or educational uses and facilities such as schools, training centers, universities, libraries, hospitals, camps, congregate care facilities or similar facilities.

Intensity: A measure of the extent to which a tract of land is developed. Residential density in units per acre is a measure of intensity; floor area ratio is also a measure of intensity, as is square feet per acre. Intensity can also be described or measured in terms of impacts such as traffic loading, sewage disposal needs, etc.

Joint Land Management Area (JLMA): The growth area surrounding an incorporated town and served by public water and sewer or projected to be served in the near future. The JLMA is planned cooperatively by the County and the Towns. The boundary of the JLMA marks the edge of utility service and distinguishes between significantly different land uses and thus is an urban growth boundary.

Karst: Refers to terrain characterized by the solution of bedrock that allows underground drainage and generates distinctive land forms and features such as sinkholes, pinnacled rock and caves. Much of the limestone conglomerate area is considered Karst.

Land Trust: A public and/or private, organization with the authority to buy, accept donations, hold, and/or sell interests in real property for the purpose of land and/or building preservation.

Ldn: Day-Night Sound Level: The energy-average level (Leq: see below) of sound for 24 hours adjusted to include a 10 decibel penalty for noise exposures during night-time hours (10:00 pm to 6:00 am).

Lease/purchase: A lease under which the lessee has the right to purchase the property.

Leq: Equivalent Sound Level: The average energy level of sound over a given period of time. The period of time is normally shown in parenthesis. For example, Leq (8) would be interpreted to mean the average energy level of sound over an 8-hour time period. Leq (h) in text is intended to represent the appropriate number of hours.

Light Industry: Uses that have less deleterious impact on their locality than the heavy industries, located in industrial parks or in conjunction with large mixed-use development. May include such uses as manufacture and distribution of such products as scientific and precision instruments and other items that may be manufactured without unpleasant impacts on their surroundings. In the mixed-use communities, it should not require outdoor storage and be of architectural design and size compatible with non-industrial uses.

Light Rail: Lightweight passenger rail cars operating singly or in short, usually two-car, trains on fixed rails in right-of-way that is not separated from other traffic modes for much of its route. Light rail vehicles are driven electrically with power being drawn from an overhead electric line via a trolley or a pantograph. Also known as a “streetcar,” “tramway,” or “trolley car”.

Limestone Conglomerate: Geologic formation that is highly water soluble and is characterized by numerous underground caves and surface sink holes; it is a natural groundwater aquifer and good water supply source. Limestone conglomerate consists of various small rocks cemented together with a carbonate matrix. In appearance, it is very similar to concrete.

Local Road: A public, state-owned, and maintained road designed for direct access to individual lots.

MGD: Million gallons per day (refers to sewage treatment or water supply flows).

Mitigation (environmental): Methods used to alleviate or lessen the impact of development. Examples include planting of new forests to replace those that have been removed; creation of new wetlands to replace those destroyed by development. Mitigation is sometimes done in a different area than that previously occupied by the replaced forest, wetland, etc, but this practice is not encouraged

Moderately Steep Slopes: Surface formation with a vertical incline greater than 8.5 degrees or 15 percent and up to 22.5 degrees or 25 percent, a sufficient steepness to cause problems such as erosion or increased flooding when disturbed for land development or other purposes. (See also steep slopes.)

National Historic Landmark: District, site, or structure listed on the National Register of Historic Places and considered to be of unusual importance to American history, architecture, archaeology, and/or culture. Under the jurisdiction of the Secretary of the Interior.

National Register of Historic Places: A register of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, and/or culture. The Register is maintained by the Secretary of the Interior and administered by the Keeper of the National Register. Local nominations to the Register are made by the Virginia Historic Resources Board.

Old Growth Forest: Also referred to as Ancient Forest. A forest that is ecologically mature and has been subject to negligible disturbance. Ecological maturity is typically defined when tree species reach the later stages of their life cycle, reflecting in significant amounts of the upper stratum or overstorey in the mature (old) growth phases.

On-Site or Individual Water and Wastewater Systems: A system that serves a single user, commonly well and septic systems.

Open Space: Any parcel or area of land or water essentially unimproved and designated for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. There are three types of open space defined in this plan:

Active Recreation Open Space: Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports and games.

Natural Open Space: Land left in a mostly undeveloped state. Examples include forests, meadows, hedgerows, and wetlands.

Passive Recreation Open Space: Areas for activities that involve less energetic activities such as walking, sitting, picnicking, card games or table games. Examples include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

Outer Core: Within a Transit-Oriented Development (TOD), the area from the Commercial Core to the TOD edge. The area between a 1/4-mile radius and 1/2-mile radius of the transit stop.

Overlay Zoning District: A zoning district superimposed on another, but having validity in governing the use of the property. Historic Districts are overlay zoning districts.

Partial Ownership Interest: The ownership of only one or more, but not all, of the entire fee simple “bundle” of rights in land.

Performance Standards: A set of regulatory criteria or limits relating to certain characteristics that a particular use or process may not exceed.

Perc Site (percolation site): An area where the soil may be used as a medium to effectively dispose of sewage by means of the sewage effluent percolating or filtering downward through the soil. Located by a “perc test,” which measures time required for water to sink through the soil.

Perpetuity: A state of something that is continuing or enduring forever. In planning, a limitation on property, which is not destructible by the persons who hold an interest in the property, is said to be held in perpetuity.

Perpetual Easement: A right that may include the use or enjoyment of the land of another, which is unlimited with respect to time so long as the right is not extinguished. The right may not be extinguished arbitrarily; however, it may be extinguished because of future actions, for example, by a cessation of the purposes for which the easement was created, by an express release by both the property owner and the grantee of the easement, or by a change in condition not contemplated at the time of creation.

Pervious: Materials that permit water to enter the ground by virtue of their porous nature or by large spaces in the material. Also, permeable.

Pipeline: The sum of approved development applications progressing through the approval process.

Physiographic: Pertaining to physical geography.

Planning Commission: Composed of citizens appointed by the Board of Supervisors and empowered to prepare the Comprehensive Plan and to evaluate proposed land use changes for conformance with the Comprehensive Plan and the Zoning and Subdivision Ordinances. It is charged with making recommendations to the Board of Supervisors on proposed land use decisions.

Primary Metropolitan Washington Statistical Area: The U. S. Government’s Office of Management and Budget defines metropolitan areas in the United States and Puerto Rico for statistical purposes, following published standards. Statistical purposes include the collection, tabulation, and publication of data by federal agencies for geographic areas. A Primary Metropolitan Statistical Area consists of a large urbanized county or cluster of counties that demonstrate strong internal economic and social links in addition to close ties with the central core of the larger area. The

Primary Metropolitan Washington Statistical Area consists of the counties of Arlington, Clarke, Culpeper, Fairfax, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren in Virginia; Calvert, Charles, Frederick, Montgomery, and Prince Georges counties in Maryland; Berkeley and Jefferson counties in West Virginia; the cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park in Virginia, and the District of Columbia.

Primary Road: A road owned by the Virginia Department of Transportation whose construction and/or maintenance is funded through the Virginia Transportation Development Program (VTDP).

Priority Open Space: An area designated as a priority by the County for protection, control, and use of open space. Used to encourage the creation of greenbelts or provide additional environmental protection to Green Infrastructure elements or their buffer(s). Donations, proffers, purchase of land and protective easements, as applicable, will be encouraged

Proffered Condition/Proffer: Voluntary promise or commitment given in writing by a developer to construct certain improvements, to make certain donations, or to develop property subject to specified conditions to mitigate the impacts of the proposed development land and to develop the property in accord with the Comprehensive Plan.

Public Facilities: Public works supplied generally by a government organization. Examples include: public roads, schools, water and sewer facilities, fire stations, and libraries.

Public Hearing: Meeting of Boards and Commissions at which members of the public are invited to express their opinions. Differs from public meeting in that public participation is not necessarily part of the public meeting. Public hearings are required by State Code as part of the process of reviewing and acting on certain kinds of development applications.

Public or Central Water and Wastewater Systems: The network of major regional facilities, generally operated by a government entity or utility, that provides for the collection, treatment and disposal of wastewater and to furnish potable water.

Public Service Area: Specific area designated over a 5-year period where the County has committed funds through the annual budget or an adopted Capital Improvements Program for construction or expansion of fire and rescue services, recreation, police protection, schools, sewer and water treatment plants, main trunk lines, and similar facilities.

Pump-and-Haul: A procedure in which a sewage holding tank is pumped out on a regular basis and the raw sewage is transported by vehicle to an authorized treatment plant.

Real Estate Transfer Tax: State or local tax payable when title passes from one owner to another.

Real Property: Land and any immobile buildings or structures attached to the land.

Reasonable Use: A use that is fair and suitable under the circumstances, brings fair economic return (not necessarily highest economic return), is compatible with the general purposes of promoting the health, safety and general welfare of the public, and furthers a legitimate zoning purpose.

Recreation, Active: A type of open space. Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, and other areas for recreational sports and games.

Recreation, Passive: A type of open space. Areas for activities that involve less energetic activities such as walking, sitting, picnicking, card games or table games. Examples include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Passive recreation uses have fewer potential impacts on the site and on surrounding land uses.

Retail Sales: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Rezoning: A change in zoning district and consequently in allowed land use or allowed intensity of land use for a given parcel or group of parcels of land.

Right-to-farm Act: A State Act that offers protection to farmers against nuisance suits. Localities are prevented from enforcing nuisance ordinances that would disrupt normal farm practices.

Riparian: An area of land contiguous to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent areas.

Riparian Forest: Also called a riparian forest buffer when part of a larger stream buffer. A strip of land along a river or stream where forest and vegetation help to protect water quality, filter pollutants, regulate water temperature, enhance aquatic and wildlife habitats, and provide aesthetic value to the river or stream.

Rural Resort: A rural resort is defined as a public or private resort establishment, providing boarding and lodging facilities with accessory uses, in a rural setting. The built and open spaces cause minimal disturbance to and remain compatible with the character of the surrounding landscape. The use should serve to develop an appreciation for the rural environment and foster the rural economy, by integrating for example, resort activities such as, active and passive recreational uses with those indigenous to the rural environment.

Scenic Highway/Virginia Byway:

Scenic Highway: A road located within a protected corridor and having recreational, historic or scenic interest.

Virginia Byway: A road or part of a road having high aesthetic or cultural value or leading to an area of significant historical, national or recreational interest. Designation by Virginia Department of Transportation on recommendation of the Commission on Outdoor Recreation with approval of local Board of Supervisors. Designation does not imply any particular protection of the roadway from development or structural improvements.

Scenic Rivers (Sec. 10-167(b) Code of Virginia): “Rivers, streams, runs and waterways, including their shores and immediate environs which possess great natural and pastoral beauty.” Designated by an Act of the General Assembly on recommendation of the Commission on Outdoor Recreation, and overseen by a local committee appointed by the governor of Virginia.

Secondary Road: A road owned by VDOT whose construction and/or maintenance is funded through the Virginia Secondary Road Improvement Program. In Loudoun County, secondary roads are those numbered 600 and above.

Septic System: Subsurface sewage disposal system that uses the natural absorption of soil to treat wastewater. The common use is to serve one dwelling, but could be designed to serve several homes. Drainfield refers to this soil absorption trench fed by pipes from the dwelling.

Services: Establishments primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including hotels and other lodging places; personal, business, repair, and amusement services; health, legal, engineering, and other professional services; educational services; membership organizations; and other miscellaneous services.

Setback: The distance from a property line to a structure or use such as parking. Governed by the Zoning Ordinance or by covenants and/or easements or by proffers or conditions at the time of rezoning or special exception.

Shrink-swell Soil: A soil having a layer of material that is dominated by a type of clay that has the capacity to shrink when dry and swell when wet.

Silviculture: The art and science of controlling the establishment, growth, composition, health and quality of forests and woodlands.

Sink Hole: A vertical opening or closed depression resulting from solution or collapse of underground soluble rock (see limestone conglomerate).

Site Plan: A plan, to scale, showing proposed uses and structures for a parcel of land. It includes such information as location of lot lines, streets, buildings, parking areas, landscaping, utility lines and topographic information.

Special Exception: A use permitted in a zoning district only upon showing that such use in a specified location will comply with all the conditions and standards specified in the Zoning Ordinance and/or imposed by the Board of Zoning Appeals and/or the Board of Supervisors at their discretion.

Special Taxing District: A geographical area that pays a special assessment in order to provide a desired or necessary amenity or facility mutually beneficial to all the landowners of the district.

Specimen Tree: Any tree that is notable by virtue of its outstanding size and quality for its particular species.

Steep Slopes: Surface formation with a vertical incline greater than 22.5 degrees or 25 percent, a sufficient steepness to cause problems such as erosion or increased flooding when disturbed for land development or other purposes. (See also moderately steep slopes.)

Stormwater Run-off: The portion of the total precipitation that does not sink into the soil but instead flows across the ground or other surface and eventually reaches a watercourse.

Stream Buffer: Defined as part of the River and Stream Corridor Overlay District as a minimum area of land directly adjacent to and on either side of a river or stream, designated as no-build where disturbance is not allowed. The primary purpose of the stream buffer is to preserve or enhance natural vegetation in order to provide adequate filtration of pollutants and improve water quality.

Stream Corridors: Also referred to as River and Stream Corridors. The area of a watershed defined by the River and Stream Corridor Overlay District and including rivers and streams draining 100 acres or more; all 100-year floodplains and adjacent steep slope areas; wetlands, riparian forests, and historic and cultural resources and archaeological sites that occur therein; along with a minimum stream buffer and a management buffer that surrounds the floodplain and adjacent steep slope areas.

Subdivision: The division of a parcel of land into two or more new parcels. The process of subdividing is regulated by the Land Subdivision and Development Ordinance.

Subdivision Control Line: One-mile radius surrounding specified incorporated Towns within which the Town exercises control over subdivision regulation and enforcement. However, the County controls the zoning of the area. In Loudoun County the Towns of Purcellville, Middleburg, and Hamilton have such authority. The purpose is to give the Towns the option of ensuring that roads, sewer lines, etc. coincide with those of the Towns.

Subdivision Ordinance: (Land Subdivision and Development Ordinance-LSDO) The local ordinance that sets forth the regulations that guide site development standards such as road and grading requirements, utility provision, etc.

Town Center: A mixed-use, concentrated community core, which will serve as a downtown for each of the four suburban communities. A town center will emphasize pedestrian movement over vehicular movement to create a pedestrian-friendly environment, with a full complement of services and amenities.

Traffic Calming: Measures to reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Includes both physical (e.g., raised crosswalk, traffic circle, speed bumps) and non-physical measures (community education and enforcement).

Transferable Development Rights (TDR): The process whereby an owner of designated rural land may sell his right to develop habitable structures to a landowner of designated urban land who may then build at a higher density on that urban land. The rural land from which the development rights have been sold is placed under a permanent open space easement. Not limited solely to rezonings.

Transit: A shared mode of transportation, which often operates on a fixed route and fixed schedule, and is available to all who pay the fare; however, demand responsive transportation, which does not operate on a fixed route or fixed schedule is also a form of transit. Other examples include bus, light rail, and heavy rail.

Transit Center: A place where transit services connect in the transportation network and where passengers transfer between transportation modes.

Transit Oriented Development (TOD): Moderate- and high-density housing, along with complementary public uses, jobs, retail, and services concentrated in mixed-use developments along points along a transit system.¹

Transit Station: Structures housing both passengers and transportation systems' operations and equipment.

¹ Calthorpe, Peter. *The Next American Metropolis*. Princeton Architectural Press: New York, New York. 1993.

Transit Stop: A location along the street or transit line that has simple facilities like signage and shelters.

Transportation Improvement Plan: A County transportation plan, which includes roads, car pools, public transportation and airport facilities, and which is designed to establish policies and priorities regarding county roads, public transportation, car pools, airports, and other transportation facilities.

Tree Stand: A plant community predominantly consisting of trees and other woody vegetation sufficiently uniform in species composition, age, arrangement and condition: an area to be distinguishable as a group from the forest or other growth in the adjoining area.

Understory: Low trees, large shrubs beneath the canopy in a wooded area.

Unstable Soils: Soils that because of their composition and unique landscape position have a higher than normal potential for erosion, particularly during periods of high rainfall.

Urban Center: A mixed-use community in the Suburban Policy Area, developed in a manner that is supportive of transit. An urban center is pedestrian-friendly, laid out in a pattern of rectilinear blocks with a system of parks and greens, and provides civic uses that act as community landmarks.

Urban Growth Boundary: The limit of utility service, it marks the separation of distinctly different land uses and densities.

Urban Forest: A plant community within a town or village or otherwise developed area predominantly consisting of trees and other woody vegetation of at least 3 acres in which 50 percent of the tree canopy coverage exceeds 25 feet in height and one that currently has or will result in 85 percent crown closure within ten years.

Use-Value Taxation: (sometimes referred to as “land use tax”) A program authorized by the state and implemented by localities at their option in which qualifying agricultural, forestal, and open space land is taxed at its use value rather than at its market value for development.

Virginia Board of Historic Resources: A board appointed by the governor empowered to determine if properties, sites, and structures should be listed on the State Register

of Historic Landmarks. The Board also recommends listings to the National Register.

Virginia Landmarks Register: A register of districts, sites, structures significant in Virginia history and/or culture designated by the Virginia Board of Historic Resources and administered by the Department of Historic Resources.

Watershed: A broad area defined by natural hydrology that collects and discharges water into surface water bodies or that recharges groundwater or both. A watershed generally includes rivers, streams, lakes, wetlands, and the surrounding landscape.

Wetlands: Vegetated areas where plants are rooted in water or water-saturated soil, or that regularly tolerate flooding for extensive time periods. Includes but is not limited to swamps and marshes. Many wetlands do not appear wet at all times.

Zoning District: A classification of land that designates and limits allowed uses, lot sizes, building setbacks and other land development regulations.

Zoning Ordinance: A local ordinance that defines and implements land use and design standards such as permitted uses, lot sizes, setbacks, etc.

